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The McKinley Herald.

IV

Vol. ~~III,~~ No. 7. NEW YORK, N. Y., AND McKINLEY, ISLE OF PINES. November 1908.

PROGRESS AND PROSPERITY AT McKINLEY.

GOVERNMENT SPENDS OVER $73,000 ON NEW ROAD.

New School and Hall for Colonies.

The name McKinley has ever been associated with prosperity—the greatest era of prosperity this country has ever known, and so it is not inappropriate that in this year of industrial depression and business reverses, the Colonies in the Isle of Pines, named for the martyred president, should have made permanent and substantial growth in spite of the "hard times."

One year ago when banks and trust companies were failing, right and left, the first crop of the Isle of Pines early grapefruit was sold on the American Market at record breaking prices, and in the November number of the McKinley Herald the prediction was made that the year 1907-08 would probably be the most important in the history of the Colonies.

That this prophecy was well founded is amply proven by the great improvements that have been inaugurated in the Colonies during the past year by the Government, the settlers and the companies working together for the common good.

The New Road.

First and foremost in these developments is the construction of the new Government Road built by the American Administration, but charged to the Cuban Treasury, as is proper that it should be.

This magnificent highway, 66 feet wide and over six miles long, connects McKinley with Nueva Gerona. Starting from a point on the edge of the McKinley Town-Site the road runs in a general easterly direction to the Del Medio River, which is being spanned by a steel bridge resting on concrete abutments, and crossing the East McKinley Tract runs almost due East to the quaint old Spanish Settlement of Nueva Gerona. Here it connects with the old military road rebuilt by General Leonard Wood, running south to Santa Fe.

Out of the total sum spent on the road construction in the Isle of Pines this year, $146,647, there has been $73,153, or nearly one half spent on the McKinley Road, which is pretty good evidence of the impression made upon the American officials in Havana by the growth and progress of the McKinley Colonies.

The New Bridge.

In a letter just received from General Manager Ford at McKinley, he states that the iron framework of the new bridge has reached its destination and that the work is in progress upon its construction which, it is believed, will be accomplished by December. The bridge is to cost $8,000 when finished.

Immediately opposite this bridge across the town-site and spanning the Nuevas River is the substantial wooden bridge built last April by Messrs. Risley Brothers, agents of the Isle of Pines Company, at a cost of $1,000.

It is the purpose of the Tropical

(*Continued on page 2, last column*)

ADVANCE IN PRICE OF BONDS AND LAND NOVEMBER 23, 1908.

ON MONDAY, NOVEMBER 23rd, at noon, the price of land in EAST McKINLEY AND WEST McKINLEY will advance from $35.00 per acre (less 10 per cent. for cash) to $40.00 per acre with the same cash discount.

RESERVED LAND within the thick red lines on the map of the Colonies will advance from $70.00 per acre to $75.00 per acre. (It is not claimed by the companies that this land is any better than the surrounding acreage, but it is held to be sold at higher prices either now or later when the other tracts are disposed of.)

RIVER LAND will also advance $5.00 per acre.

BONDS of the Tropical Development Company which are selling on payments to be made within one year from date of purchase will also advance from $76.50 to $81.00. These **Profit Sharing Gold Bonds** are secured by the **500-acre Orange and Grapefruit Groves** of 45,000 trees, and will continue to carry with them as a bonus either one acre of land in the Original McKinley Colony or two town lots in the McKinley Townsite.

The reasons for these advances are to be found in the important developments now being made in the Colonies as reported in this issue of the **Herald.**

McKinley has long since passed the experimental stage. The completion of the planting of the 500-acre groves and the sale of thousands of acres of land to over 1,200 separate investors assures the great prosperity of the Colonies and the permanency of their growth.

The school, the town hall, the superb highway, the steel bridge and, above all, the disappearance of the pine forests beneath the axes of the sturdy American pioneers and the almost magical development of the newly planted orange groves, which the visitor comes upon on all sides, and sometimes most unexpectedly—these are the evidences of the future greatness of McKinley. The foundation stones of her prosperity are to be found in the indomitable energy of her men and women and the matchless conditions of her soil and climate.

Her spring-fed rivulets, her miniature mountains and odorous pine lands are of themselves sufficiently attractive to make every acre of her limited area worth ten times its present price as a playground for winter visitors alone. But when there is added to the natural charm of her picturesque scenery and delightful climate the marvelous productivity of a soil which produces a fruit crop of surpassing flavor and excellence and great value, there is found a combination which is destined to establish her prosperity beyond the possibility of failure.

An agricultural region does not need to produce more than one crop to establish its reputation, provided that crop is **the best of its kind,** and if the Isle of Pines raised nothing else than grapefruit its future would be assured. France is famous for her vineyards, Italy for her olive groves, Cuba for her tobacco and certain States of the Union for their apples, cantaloupes, peaches and pears.

Thanks to the conditions of soil and climate, the Isle of Pines can mature its grapefruit earlier than the earliest shipped from Florida, and more delicious than Florida's best.

Land that will produce such a crop is destined to be **enormously valuable.** This increase in value has begun and there will be dollars added to acres as the months pass by. The quantity of this land is limited by the diminutive size of the island, which is smaller than many a county in Texas, and only twice the size of the average county in New York, Ohio or Pennsylvania.

Focused upon this favored spot is the attention of several thousand progressive Americans who have already invested there, and hundreds of thousands of others whose interest has been awakened in it since the Spanish-American War by the wide-spread publicity it has received. There is scarcely a crossroads village in which it is not known, for there is a magic in the poetic name "Isle of Pines," which suggests the fabled "Land of Fancy Free," that when once heard is not easily forgotten.

The climate, the soil and the water of the Isle of Pines have been put to the severest tests, yet they have not been found wanting. Our settlers at McKinley work bare-headed at high noon in their fields and orange groves, yet sunstroke is unknown. The children of our colonies paddle bare-footed in the "arroyos" or brooks that feed our rivers, and drink fearlessly of the clear sweet waters that ripple over the golden gravel of these streams, yet even ordinary malarial fever is unheard of. The first of the young groves of the Island to come in bearing has produced a fruit which sold at the highest market prices in the great cities of the north

These are the claims that we make for the McKinley Colonies, and if you consider them sufficiently attractive to induce you to join us we shall be glad to welcome you among the **makers of McKinley.** But we would again remind you that if you wish to take advantage of our present offer you SHOULD DO SO AT ONCE, AS THE PRICE OF EVERY ACRE OF LAND IN THE McKINLEY COLONIES WILL ADVANCE MONDAY, NOVEMBER 23d, 1908, at **twelve o'clock, noon.**

ISLE OF PINES COMPANY,
Per Risley Bros., General Agents.

MR. H. S. RISLEY VISITS McKINLEY COLONIES.

CARRIES PLANS FOR WEST McKINLEY'S NEW HOTEL.

Ready in Time for Winter Visitors.

Mr. Howard S. Risley of the firm of Risley Brothers, Agents for the Isle of Pines Company, and Land Commissioners of the Tropical Development Company of Buffalo, N. Y., sailed for Havana and the Isle of Pines on the Ward Line Steamer "Saratoga" on Saturday, Oct. 17.

Although Messrs. Risley Brothers have been actively indentified with the development of the Isle of Pines sinc 1904, neither of them have found it possible to spend much time in the Island owing to the pressure of business in the North, which has required their constant attention. Not content to sit under a palm tree and wait, for the homeseeker to hunt up the Isle of Pines the Messrs. Risley Brothers have spent thousands of dollars in advertising this fair and fertile islet in the North, and have sought to further the interests of its growing American population by every approved business method calculated to attract settlers and investors.

During this period of four years, they have been able to visit the McKinley Colonies but twice, one trip having been made thither by Mr. H. S. Risley with Mr. Horace P. Hayes and Frederik A. Fernald, directors of the Tropical Development Company, in August, 1904, when the 5,200 acre tract which now comprises the original McKinley Colony, was purchased from the Isle of Pines Company.

The second visit was made by Mr. R. P. Risley in March, 1906, about two years after the McKinley Colony was founded, on which occasion the photographs were taken under his supervision which are published in the Portfolio of veiws entitled "McKinley in the Making."

The growth of the colonies has assumed such proportions, however, and the business in the north has been so well systematized that it is now planned that one of the members of the firm shall spend a part of his time, at least, in the island with a view toward assisting the local management in certain important improvements which are to be made and in the administration of the company's affairs.

The New Hotel.

The rush of visitors to the colonies last winter rendered it imperative that adequate accommodations for new settlers and visitors be provided this season before the tide of winter travel sets in and, accordingly, plans for a new hotel, to be located in West McKinley, were prepared by Mr. H. L. Reinhold, Jr., the well known Philadelphia architect, and, armed with these and the determination to get the structure up and open between Thanksgiving and Christmas, Mr. H. S. Risley sailed on the 17th of October.

The hotel plans provide for a struc-

ture three stories in height, to be built of the beautiful native yellow pine, an abundance of which is to be found growing on the Isle of Pines Company's property, and is to be complete in every detail and comfortably furnished throughout.

There are to be 18 bedrooms on the two upper floors, each 10x12 feet, while the dining room, reception hall, ladies' parlor, etc., are to be situated on the ground floor.

Ample porches are to surround the house, which is to be raised somewhat from the ground, in southern style, so as to admit of a free circulation of air below.

The kitchen will be separate from the main building, with which it is connected by a latticed passageway.

Among the features of the house, which is to be known as the "West McKinley Inn," are to be acetylene gas lights, shower baths and running water, pumped either from a well or from the spring-fed Callejon River. and a bakery large enough to supply bread, cakes, pies, etc., to the settlers throughout the colonies.

The capacity of the house will be from thirty to forty people, but as bungalows and cottages will be built around it as occasion requires, its accommodations can be greatly increased.

The Builders.

The material for the West McKinley Inn will be obtained either from the McKinley Lumber Company, whose plant is nearby, or, if its capacity is overtaxed with rush orders from newly-arrived settlers who are anxious for their building material, the timbers and frame will be secured from other mills in the island.

Sailing on the same steamer with Mr. Risley were three experienced men (one of whom is a contractor and builder by profession)—Messrs. Dehn, Perrin and Creps, of Toledo.

These gentlemen carried duplicate plans and specifications of the hotel and worked out the problem of its construction on the steamer en route to Havana, so that they were entirely familiar with it upon their arrival.

The work is to start as soon as the frame can be sawed, and every settler who can handle carpenter's tools will be pressed into service on the construction of the hotel, which must be open for guests in December.

The location of the house could not be decided on in advance, but Mr. Risley will be governed by circumstances, selecting the most convenient and central point for the entire 20,000 acres which West McKinley includes.

The Proprietor.

The West McKinley Inn will be leased by the Isle of Pines Company to some capable and experienced manager, who will run the hotel in conformity with the company's plans, which call for moderate prices, clean service and wholesome fare.

It is believed that a gentleman from New England, now at McKinley, will be selected to run the house by Mr. Risley.

It is the purpose of the Company to advertise the hotel in the New York and Havana papers with a view toward attracting winter visitors to the island during the coming tourist season, and it is evident that the construction of the hotel will contribute greatly to the development of the colonies.

Road and Bridge Work.

Another matter of the greatest importance to the people of West McKinley is the construction of the new bridge over the Nuevas River, between tracts 698 and 726. This, Messrs. Ford and Coan write, is being pushed to completion as rapidly as possible. A pile driver, needed in the constructioin of this and other bridges in West McKinley, has been built, and it is hoped that with the aid of this machine the bridge will be completed early in November. The road approaching it on both sides of the river has been put in good condition.

ISLE OF PINES EARLY GRAPEFRUIT as it appeared on sale at the Fancy Fruit and Grocery Store of Charles Bremer, 86 and 88 Seneca St., Utica, N. Y., where it brought the highest market prices.

ISLE OF PINES EARLY GRAPEFRUIT AGAIN.

The first shipment of Isle of Pines Early Grapefruit reached the New York market about October 15th and as soon as the consignment of 26 boxes was put on sale it was disposed of to dealers who had purchased it last year.

One lot of 21 boxes was taken by Charles Bremer, dealer in fancy fruits and groceries, of Seneca Street, Utica, N. Y., while the remaining five boxes went to F. A. Bamman, of Princeton, N. J., who caters to the most exclusive trade in his town.

The fruit was shipped via Ward Line from Havana and reached the market in good condition. It came from the Mason and Brotherhood groves, though consignments from other growers are expected as the season advances.

The fruit was purchased by the dealers who took it because of its superior flavor. They had bought it last year, and, finding it of excellent quality, were ready to purchase all they could get of the same kind—the best evidence in the world of the character of the fruit and incidentally a high compliment to the little island in which it is produced.

As usual, Isle of Pines Grapefruit sold at the highest market price prevailing for grapefruit at the time it was sold, the sizes 64 (which means 64 grapefruit to a box) bringing $1.50 a dozen at the store of Chas. Bremer, or 12½c. each, the smaller sizes, as is customary, bringing a trifle less. The fruit moved satisfactorily in comparison with the Florida fruit, many of Mr. Bremer's customers who purchased it last year asking for it in preference to the Floridas.

The following letter shows what Mr. Bremer thinks of the fruit:

C. H. Bremer. F. T. Bremer.

C. H. BREMER & CO.
FANCY GROCERS
Fruits, Fish, Oysters, Game, Poultry, Vegetables, Delicacies, &c.
High Grade Teas and Coffees a Specialty.
86 and 88 Seneca St. Utica, N. Y., Oct. 27, 1908.

Mr. J. D. Potts,
Brunswick Building,
Fifth Avenue,
New York City.

Dear Sir:

I had a few boxes of early grape fruit from the Isle of Pines last year and it gave such good satisfaction that I had my eye peeled this season looking for some, and consider myself fortunate when I saw the first shipment from the Island, and purchased all there was. I find it of excellent flavor and size and giving entire satisfaction.

Yours truly,
(Signed) C. H. BREMER & CO.

The bridge over the Callejon River on this same east and west road is to be built at once, and as fast as necessary to make every ten-acre tract in the colony easily accessible. Mr. Risley will give his personal attention to this work, and the McKinley Colonies bid fair to be a scene of great activity from now on.

In the matter of road construction it is the policy of the Isle of Pines Company to open roads in front of every tract and to construct two good highways running north and south and east and west. Thousands of dollars will be spent by the company during the next year on road and bridge work.

Mr. Risley's Report.

Readers of the McKinley Herald will find much to interest them in the graphic narrative of his trip and the complete and detailed report on affairs at the colonies, which Mr. Risley will forward in time for publication in the next issue of the Herald. This article will be beautifully and profusely illustrated with new and original views of scenes in the three McKinley Colonies, showing the progress that is being made by the companies and the bondholders in the upbuilding of "Greater McKinley." If you are already a McKinley landowner or if you have friends located in the colonies and are yourself as yet only in the "thinking class," the next issue of the Herald will give you an immense amount of accurate and important information regarding McKinley.

Continued from first page.

The New School.

Development Company to connect these two bridges and the roads they control, by opening the cross street through the town-site this winter.

Second only in importance to the new road is the new school, which is to be opened in the original McKinley Colony Tract 263, under the auspices of the recently organized Board of Education.

The Board of Education, consisting of Geo. Werner, Mrs. Jacob Werner and who were appointed to act in that capacity at a meeting of citizens generally held after the close of the last meeting of Fruit Growers Ass'n in July, have selected Miss Laura B. Gelser of Beaver Falls, Pa., for teacher.

Miss Gelser has followed teaching as a profession for a number of years with great success, and comes to us with the highest recommendations. She arrived Thursday, Oct. 8th, in time to attend the large social gathering at the Grove House in the evening, and made friends of all who were so fortunate as to meet her.

She will take up her duties as teacher as soon as the seats and desks and books arrive from Havana.

These have already been ordered by the Cuban Government and will be here without delay.

In the establishing of a School, with an American teacher the settlers feel that a great deal has been accomplished and people with children of school age can now come here with full assurance that their children will have the same advantages as those who live in any American village.

The Cuban Government is liberal in school matters, and where the building is furnished as in this instance, provides desks and books free of charge, and a teacher to whom they pay a good salary, so the success of our school is undoubtedly assured.

The dedication of the new school house was a notable event in the history of the McKinley Colonies.

That the school is second in importance only to the home, is recognized by our progressive settlers, and it is with no little pride that they assembled on Aug. 15, 1908 to celebrate the completion of the building which is to be so potent a factor in determining the future welfare of the Colonies.

The ladies brought sandwiches, cakes and lemonade, and music was furnished by Mr. George Werner on his fine big Edison machine. A collection was taken, and a sum of $14 was realized to the joy of the building committee. Those to enjoy this delightful affair were: Misses Laura Frank, Stella Clendenning, Blanche and Evelyn Haner, Mabel Coates, Olive Cleland, Mary Usher, Nellie Waha, Evelyn Young, Beatrice and Lucy Werner, and Evelyn Corbin; Messrs John and Edward Pearcy, Harry Muldoon, Harold Hubbard, George Werner, Perry Rockwood, T. D. Clendenning, Roy, Charlie and Earle Mayers, Roy Waha, Henry Reever, Grant Thompson, Frank Heller, Louis J. Ford, H. Titus, Bauman, H. V. Coan, and son, Helmut Cruisus, Ed. Adamson Charles F. Young, Mr. and Mrs. McMullen, Mr. and Mrs. Geo. Young, Mr. and Mrs. R. W. Dunning, Mr. and Mrs. F. C. Payne, Mr. and Mrs. E. A. Doyle, Mrs. Geo. Frank and Mrs. Jake Werner.

The New Town Hall.

The Committee on Town Hall are hard at work raising funds and getting donations of work for the new Town Hall Building.

The location of the building has been selected on the lots donated for the purpose by the Tropical Development Company, and the work of cutting the necessary timber will be begun in a short time.

The Committee consists of George F. Young, W. J. Cleland, Perry Rockwood, H. V. Coan and C. W. Morgan, and they, together with the people here, earnestly request that our friends in the North who are interested in the advancement and welfare of the McKinley Colonies send goodly contributions for this enterprise. The

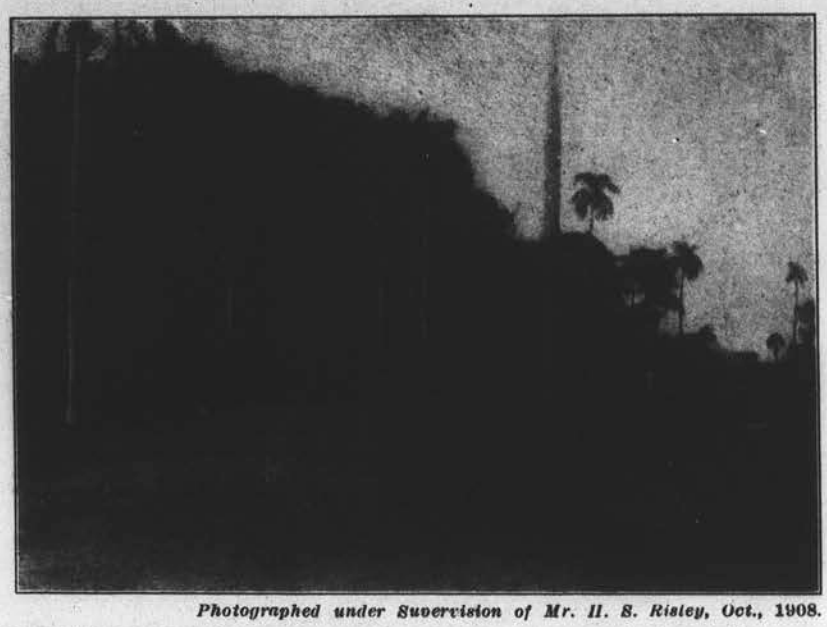
large gathering of people at the Grove House Thursday evening, Oct. 8th—over 200 people—established without doubt the necessity of a large and comfortable building for public purposes for our rapidly growing community. Make subscriptions payable to George F. Young, Treasurer, and direct to McKinley, Isle of Pines.

Deeds and Bonds Issued by Tropical Development Company.

The Tropical Development Co., of Buffalo, N. Y., who are developing the 500-acre orange and grape fruit groves in connection with the sale of acreage and town lots in the original McKinley Colony and the McKinley Townsite, also have completed the planting of the big groves, besides doing an immense amount of development work in the original McKinley Colony. The vice-president of the Tropical Development Co. is Mr. J. A. Hill, president of the Isle of Pines Co., from whom the Development Company purchased the 5,200 acre tract now comprising the original McKinley Colony, which includes the McKinley Townsite and the orange groves. The Tropical Development Company has been very successful in establishing the original McKinley Colony on a firm basis, their plan for the sale of their profit sharing gold bonds having proven very popular. Up to October 24th, 1908, nearly 2,000 of these bonds have been delivered to purchasers, the exact number being 1,902. The bonds are really shares in the 500-acre groves and carry with them either a bonus of town lots or an acre of land in the original McKinley Colony, as explained in the illustrated prospectus of the Tropical Development Co., which, by the way, is used by the Isle of Pines Co. also. Besides the bonds that have actually been paid for in full and delivered, hundreds of others are being purchased on the installment plan, and contracts have been issued for their delivery when the buyers have completed their payments, and it is expected that the remainder of the issue will be entirely subscribed for in the next few months.

The total number of bonds to be issued is 5,000, and as they are registered by the Fidelity Trust Co., of Buffalo, N. Y., which also holds title, as trustee, to the 500-acre groves, no more than the designated number of 5,000 can be sold. The big groves are to be sold at public auction after having been advertised in the principal papers of the cities in which the company has sold its bonds. They are one of the show places of the island, and long before they are sold will be well known throughout the United States as one of the largest and finest bodies of citrus fruit trees in the world.

In connection with the sale of bonds, the Tropical Development Co. has delivered during the past few weeks 57 deeds for land to purchasers who have paid in full, making a total of 211 deeds that have been issued by the company. Fifty more deeds are now in process of registration in Havana, but up to the hour of going to press had not been received at the home office in Buffalo. In order to obviate some of the delay incident to issuing deeds other more expeditious methods are being considered by counsel for the company and its representative at McKinley. The great development that has taken place in East McKinley and West McKinley is constantly increasing the value of land in the original colony between the Nuevas and Del Medio Rivers, and there are still some very choice tracts open for allotment. As stated elsewhere, the price of the bonds will advance November 23d, 1908, at noon, from $76.50 to $81.00, so that those who purchase now will be able to save $4.50 on each bond they buy.



Photographed under Supervision of Mr. H. S. Risley, Oct., 1908.

AMERICAN ROAD CONSTRUCTION IN THE ISLE OF PINES.—The beautiful curve at the base of Columbia Mountain, showing concrete culvert in the foreground, part of the new $150,000 road system of the island. An invitation to the lovers of automobiling.

TWO MAKERS OF McKINLEY.

Messrs. George A. Otis and Albert B. Young, the former president and the latter a director of the Tropical Development Company, were elected to the responsible positions they hold as representatives of the bondholders long after the company was organized.

Mr. Young became interested in the McKinley Colonies within a few weeks after the undertaking was first brought to the attention of the people of Buffalo and his brothers were among the pioneers of the Colony where, today, the groves of the Messrs. Young are the show places of the Island.

Mr. George Otis became a bondholder some months after Mr. Young purchased and has since spent a portion of every winter at McKinley, where his beautiful tracts, Nos. 271, 286 and 287, Original McKinley Colony on the Del Medio River, are being extensively improved.

Mr. Young was elected First Annual Inspector by the bondholders in 1905, which position he filled with credit and distinction, while Mr. Otis was elected president of the Company in 1907, in recognition by the company of the honor and esteem in which he is held by his fellow bondholders.

Messrs. Otis and Young have given unsparingly of their time in the administration of the Company's affairs and, as they are both men of large personal interests, being leading manufacturers of Buffalo, N. Y., this time of theirs is valuable. No motives of private gain have induced them to assume the duties of the offices they hold, for they serve without salary. The work they have done—hard, arduous work—has been done solely to further the interests of their fellow bondholders, and it has been done quietly, unostentatiously and willingly, not with hypocritical ostentation or display.

Last winter both of these gentlemen found time to slip away from the cares of business and enjoy themselves by helping to push the work of clearing and planting the big groves—the kind of enjoyment that gets a man up at 5 A. M. and keeps him on the go until 11 and 12 o'clock at night. Their unceasing cheerfulness and goodnature, their hustle and vim put courage into the hearts of every McKinleyite from the Del Medio to the Callejon during the winter of "panic year" and resulted in the planting of the groves months ahead of time.

Messrs. Otis and Young, here's to you and may you live to visit McKinley many another year and see for yourselves the great groves you have helped so much to establish yield their bounteous harvests of golden fruit for the benefit of your fellow bondholders and yourselves and to the glory of

GREATER McKINLEY!

R. P. RISLEY,

New York, Oct. 27, 1908.

The New Town Hall.

Send in your subscription for the Town-hall Building Fund to Mr. Geo. F. Young, Treasurer, McKinley, Isle of Pines, Cuba, and thus prove yourself worthy of citizenship in the Colonies. Send as much as you can so that the building will be a credit to the Colony. Its location on the Plaza of the townsite will certainly add to the value of your town lots. We hope to publish a list of the contributors in the next issue of the Herald. Let's make it a first class Town-hall where the young folks can dance and the Fruit Growers' Association can hold their meetings comfortably and visitors can be entertained appropriately.

Remit by express order or by personal check payable as above, or if you prefer you may forward your remittance to Mr. Albert B. Young, 1048 Niagara St., Buffalo, N. Y., who will transmit your contribution to Mr. George F. Young at McKinley along with others that he is receiving.

SO DO IT NOW!

Why Not Hedges?

Mr. Thomas S. Whitwell of Buffalo, one of our early bond buyers, has made a very practical suggestion for settlers at McKinley. He proposes that instead of going to the expense of setting posts and stringing wires for a fence, settlers grow their fences by setting out hedge plants. He mentions Osage Orange as suitable for the purpose. Treasurer Fernald says that during the summer he was on the Island, he saw some clumps of jucaro (hook-a-roe) that he believed a first rate hedge can be grown from at only the expense of setting out.

Letter from Richard C. Horn, of Boston, to His Wife.

Grove House, McKinley Colony,
Isle of Pine, Cuba,
October 19, 1908.

Well, here I am in the Isle of Pines, God's own country, as far as the climate is concerned. Water the best ever. Drink, drink all you want, and no bad effects. There is a good chance to start a store, about one mile from where I am stopping, and they all say one can make money here. I have under consideration a six-acre lot, centrally located, in the middle of the Colony next to a hotel, run three years successfully by a man named Dunning from Buffalo, N. Y. I also have an option on a 14-acre lot in East McKinley, next to Mr. Berry's lot, the gentleman who came down with me, but my hands are tied, as I do not know what you have done about the store, whether you have sold it or not. Write me immediately about the same.

We left New York City on the 10th of October, on steamer Havana. Had a very pleasant trip down. I was much surprised to find twenty people, same with families and all their belongings, and from all parts of the States, bound for the Isle of Pines. Twelve were from Cleveland, Ohio, alone.

I have visited the Young's Grove, which was started four years ago. They certainly have a very fine grove of oranges, grape fruit, lemons, limes, etc., just coming to bearing. He offered me a 10-acre tract for $10,000, which he considers very cheap. Three years from now it will be worth twice that. There is another grove, 15 miles distant, at Santa Fe, more advanced, which I hope to see before long, from which they are shipping large quantities of fruit, and getting good prices for it.

The cost of bringing a 10-acre tract into bearing varies with location and condition of land. The trees seem to grow in any kind of soil. Vegetables of all kinds will grow and so well. One can do well here raising poultry, as the price of eggs is never less than 40 cents a dozen (they are now 50 cents), chickens bring $1.00 each. A man with a good team can make $6.00 per day. A great many that are down here are taking contracts to clear land at from $25 per acre up, hiring native laborers who get $1.25 and $1.50 per day.

A man named Butler, from the States, all crippled up with rheumatism, landed here five years ago with $10.00 in his pocket. His rheumatism has all left him, and he has been taking contracts clearing land. He owns a 10-acre tract, has built a $300 house, cleared his land, and set out 4 acres of trees. They will be in bearing next year. He owns a mule and wagon worth $400, also a riding pony worth $100, so you can see what can be done if one has grit and detemination. Everyone here has gone land crazy. Every team to be had is in use, and hard to get. One could make lots of money letting ponies and teams.

I am at this writing sitting at an open window, everything wide open, thermometer at 70 degrees, just like June weather. A nice cool breeze that they call the trade winds starts to blow at 8 a. m., and continues to blow until 8 p.m. The man who takes the mail starts in 15 minutes, so I must close. If you have sold the store write me, and I will cable you where and when to meet me, as I want you down here with me as soon as possible. I am sure you will like the conditions here as well as the climate, as the people you will meet.

President Roosevelt says of irrigated land in the West, "Even five acres is enough to support a family and keep it busy." Our land requires no artificial irrigation to produce citrus fruits, and yields as large and even more certain returns for its owners.

The McKinley Herald

Published by the ISLE OF PINES COMPANY, Suite 811 Brunswick Building, 225 Fifth Avenue, corner 26th Street, New York and McKinley, Isle of Pines, Cuba.

NOVEMBER, 1908.

Editorial Paragraphs.

$35.00 per acre to-day!

$40.00 per acre after November 23rd!

And further advances this winter!

Early buyers get the choicest locations.

The Gulf Stream is our frost protector.

Twenty-four new settlers arrived in the Colonies on October 14th.

Choose your neighbors in advance by inducing your friends to locate near you.

Bridge, road and building construction are being pushed as never before at McKinley.

"One for all and all for one," as Mr. Albert B. Young says, is the motto of Greater McKinley.

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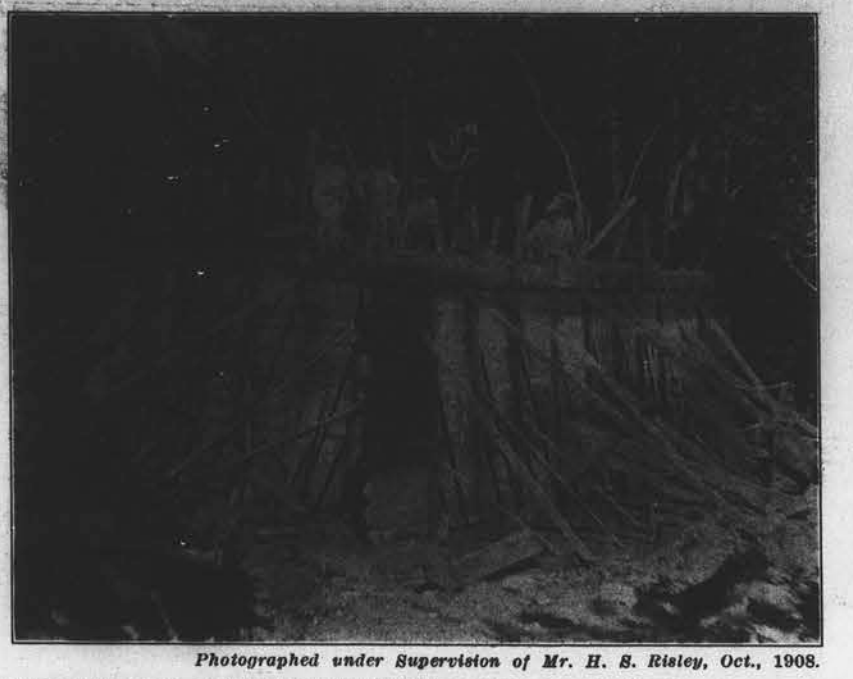

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Editorial Paragraphs.

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$40.00 per acre after November 23rd!

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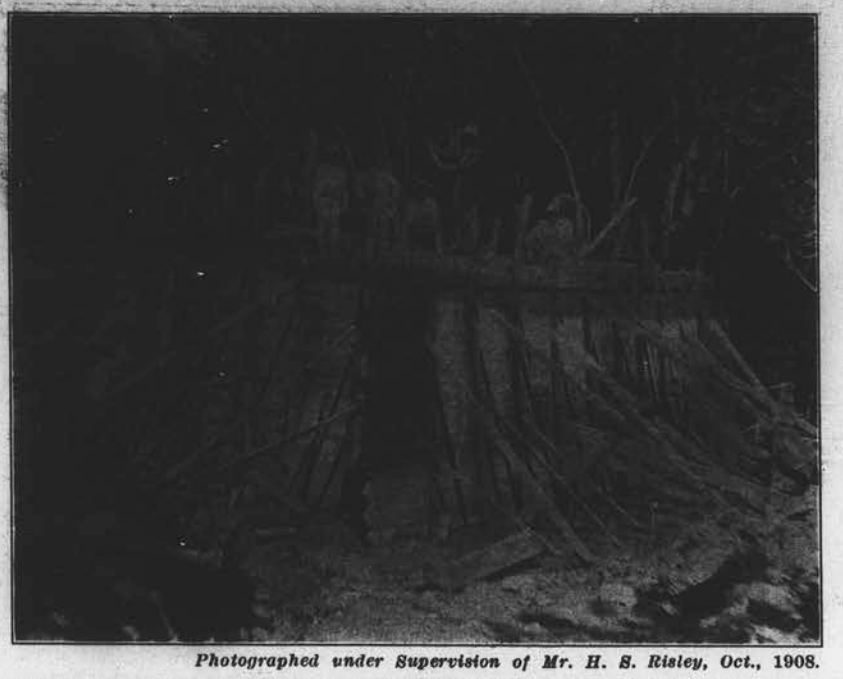

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New England People Among the Makers of McKinley.

Mr. H. C. Berry has sold out his grocery store in Boston, Mass., and is now at McKinley. It is Mr. Berry's intention to make McKinley his place of residence. Mr. Berry for many years lived in the State of Maine. He understands agriculture perfectly. He also was manager and proprietor of a hotel in Portland. He has had a great deal of experience in the lumber and oil fields of Canada. It is Mr. Berry's intention as soon as possible, to go into the general contracting business in the clearing of land for other people. McKinleyites can be congratulated in having Mr. Berry among the list of new settlers, as we feel quite sure that the activities of men of his calibre are among the requisites for success.

Mr. M. E. Horn, of Washington street, Boston, is now at West McKinley looking over the situation, and for the purpose of selecting acreage. Mr. Horn has not enjoyed the best of health for the past few years in New England, and if the climate of the Isle of Pines suits him, he will sell out his business in Boston, and with his family will make McKinley his permanent residence.

Mrs W. W. Bromley, of Gainsborough street, Boston, has purchased tract No. 937, West McKinley. Mrs. Bromley is a friend of Mrs. Cora Abbott, of Toledo, Ohio. Mrs. Abbott is the owner of tracts Nos. 845 and 846. We learn from correspondence with Mrs. Abbott it is her intention to locate on the property immediately, preparations having been made for this purpose; and from what we can learn about Mrs. Abbott, we are sure of her success.

Mr. A. E. Adams, of Lynn, Mass., has purchased tract No. 875, West Mckinley. Mr. Adams, his father and other friends, intend to locate in West McKinley in the near future. He is an enthusiast from every standpoint, and a young man with good physique and plenty of ambition and courage of the New England type to make good.

Mr. W. A. Connelly, of Harrison Ave., Boston, has purchased tract No. 743, West McKinley. Mr. Connelly has been a druggist for a number of years, and it is now his intention to sell his store and go to the Isle of Pines for his permanent residence. He has already contracted to have his land cleared, and has also made arrangements for the purchase of his citrous fruit trees from a New York nursery, which has an agency in the Isle of Pines.

Mr. John Park, of East Boston. Mass., has purchased tract No. 275, West McKinley. Mr. Park is a landscape gardener, and has superintended some of the large estates in the suburbs of Boston. Mr. Park is only one of a great many who have purchased land from the Isle of Pines Co. without first visiting the property. He realizes he will be assured fair treatment. It is his intention to visit the island soon, for the purpose of arranging to have his tract cleared and planted, and eventually will make it his place of residence.

Mr. E. C. Williams of Salem, Mass., together with his father, who is in Cleveland, Ohio, has purchased land in West McKinley, and intends to develop his property very soon.

Mr. A. E. Butterfield, of the Post-Office, Brookline, Mass., has purchased Tracts 507 and 508, West McKinley. Mrs. Buterfield lived in Cuba last winter, and intends to pass the coming winter in the Isle of Pines.

Messrs. W. T. Woodman and J. J. Jenkins, and several other parties from Manchester, N. H., will leave for the Isle of Pines on October 31st. These gentlemen, after investigating their purchases, will arrange to clear and plant their groves, and will return with a report to their friends as to the possibilities in store from investments in West McKinley land.

Mr. L. K. Smith of Augusta, Me. intends to visit the Isle of Pines in December or January. He purchased Tract No. 969, West McKinley. Mr. C. H. Dearborn, a brother-in-law of Mr. Smith's, will also take the trip.

Mr. and Mrs. Frank G. Penney of Pemaquid Harbor, Me., and others will visit McKinley in November.

Mr. J. S. Crane of Lakeport, N. H., who is a large property owner in McKinley lands, and who lived there for five months last winter, intends to go there again this fall, and, in all probability will stay through the winter months. Quite a number of Laconia and Lakeport people have signified their intention to purchase tracts in the West McKinley Colonies this winter.

Miss Helen M. Field, Brockton, Mass., has purchased a ten acre tract in East McKinley near that owned by her brother, Mr. C. W. Field, and intends making her home in East McKinley in the near future. Miss Field will prove a most charming and desirable acquisition to the social life of the colony.

Mr. William Poppleton, formerly of Winthrop, Me., and his two children, are residing on Tract 815, West McKinley, which he is clearing and preparing for planting. Mr. Poppleton bought his land "sight and seen" and is delighted with the soil and climate of McKinley and foresees a great future for McKinley.

Photographed under Supervision of Mr. H. S. Risley, Oct., 1908.

AMERICAN ROAD CONSTRUCTION IN THE ISLE OF PINES.—Partially finished $73,000 McKinley Highway, showing the bed graded and ready for the material which gives the smooth, macadamized surface.

Toledo Settlers Depart For McKinley.

Mrs. Cora Abbott, who bought property in West McKinley last December, is among those who recently departed for the colonies. She expects to build a bungalow at once upon Tract 845, West McKinley, and will proceed immediately with the development of her property. Mrs. Abbott left a most lucrative position with a large department store in Toledo, Ohio, where she was well known in business as well as social circles, to take up her permanent abode at McKinley, having been convinced last winter, on the occasion of a visit to the Isle of Pines, of the enormous profits which persistence and initiative will derive from the raising of oranges and grape fruit there.

Mrs. Abbott's brother, Mr. Lyman J. Schneider, and family, accompanied Mrs. Abbott, and are located in West McKinley also. Another brother, C. J. Schneider, from Antwerp, Ohio, expects in the near future to become a citizen of West McKinley. Mrs. Abbott is a very public spirited woman, and her interest and energy and business capacity will make themselves manifest in many ways in the colony, in the development of which she will take a prominent part.

Mr. A. B. Creps of Toledo has recently arrived at West McKinley, where he expects not only to bring into immediate development a ten-acre grove, but to take work as well in contracting and building, which has been his vocation for several years. Mr. Creps was a well known contractor of Maumee, Ohio, and experience of this kind is just the thing that is of use at this time at McKinley, since so much building is going on in the colonies.

McKinley welcomes E. H. Perrin and family, of Toledo, Ohio, who are establishing themselves upon Tract 871, West McKinley. Mr. Perrin is going ahead immediately with the development of his property, and is interested as well in increasing the saw-mill facilities in the colonies.

In this interest he is joined by Mr. Chas. L. Dehn, also of Toledo, who will soon be located upon Tract 779, West McKinley. Mr. Dehn expects his wife and family to follow him to the island in a short time.

West McKinley is glad to name among its most recent colonists Mr A. E. Dennison and family of Indianapolis, Ind. Mr. Dennison was a well known iron fence manufacturer of that city, and in going to the island left a very remunerative business, and a home which it would be difficult to equal. The writer, Mr. Hiatt, has seen few homes more attractive with regard to both building, landscape effects and architecture. Mr. Dennison however, expects, with the lavish generosity of nature in the Isle of Pines, and the many charms which she here extends with such great profusion, to acquire a home which will greatly exceed in beauty the one which he left behind in the north. He is locating in West McKinley, which will be glad to welcome among its new enterprises, a nursery which he expects to establish. Mr. Dennison will be joined a little later on by several Indianapolis families.

Mrs. C. T. Howlett, of Toledo, is among those who recently departed for McKinley. She brings with her as a traveling companion, and as a companion for her trips about the island, her faithful and trusted Scotch collie, "Southern Sunshine," of the West Virginian kennels. Mrs. Howlett has several interests in the colonies, having charge of property in both McKinley and West McKinley.

Work on Tract 689, West McKinley, will soon be begun by Mr. John Nicklett, of Toledo, who, together with Mr. Carl Huebner of that city, have purchased the property, and expect to bring it into productiveness as soon as possible. Mr. Nicklett expects to look after his own and Mr. Huebner's interests upon the island until such time as Mr. Huebner will be able to join him. Mr. Nicklett feels sure that the healthful climate and water of the island will be very beneficial to him and effect a cure from rheumatism, which is troubling him in the north.

Since the last issue of the Herald, Mrs. C. W. Richardson and daughter have joined Mr. Richardson and son, Paul, who had been on the island for two or three months previously. They are all located in West McKinley, and Mr. Richardson writes to his friends in the North that he never expects to return to the States except upon a visit, and that his only regret in regard to McKinley is that he did not have the opportunity presented to him ten years before.

Mr. and Mrs. B. M. Allion, who have spent many winters among the orange and palm groves of Florida, are among the fall arrivals at McKinley. Mr. Allion was familiar with many of the advantages offered at McKinley, and about a year ago secured thirty or forty acres in West McKinley, together with a small tract in the original colony. Mr. Allion owns several acres of river land which will make a fine building site. They will later be joined by Miss Clara Allion, of Toledo.

Mr. J. J. Hoffman has completed a very comfortable and practical house upon Tract 810, West McKinley. Mr. Hoffman bought this tract and the adjoining tract, 809, in partnership with two of his friends in the north, and upon reaching the island decided to buy more land, so that he has subsequently purchased the entire Tract 810, and his sister, Miss Elizabeth Hoffman, has purchased Tract 809. The increased purchases, which are so often made by those who go down to look over the property, are the best evidence in the world of its value.

The "Grove House" is now in charge of Mrs. John Wriker of West McKinley. Mrs. Wriker, formerly of Toledo, Ohio, has had a great deal of experience in the hotel business, under her careful supervision the Grove House will be efficiently and pleasantly managed. She expects to be assisted by Mrs. C. T. Howltet, who has also had experience of this kind.

Mr. John Wriker of West McKinley is in shape to accept contracts for building and clearing land, having recently completed a house for Mr. John Nuttall on Tract 744, West McKinley, and done other work for absent owners.

Mr. H. C. Clark of Detroit has recently arrived at McKinley. He expects to make his home here on account of the interests which he has together with the expectation of a great improvement in his health.

Upon Tract 936, West McKinley, will be found the neat and pleasant little home of Mr. John Haggerty and family, who left Toledo, Ohio during the summer to make their home in the Isle of Pines. Mr. Haggerty is improving in health and feels that the superb climate of McKinley will be of very great benefit to him.

Mrs. L. E. Kuehnle has recently joined her husband in West McKinley. Mr. Kuehnle, together with Mr. J. O. Brinkerhoff, formerly of Binghamton, N. Y., have been very busy with their contracts for clearing and developing property of non-residents.

The Empire State's Representation at McKinley.

New York State's representation in the McKinley Colonies now includes several hundred land holders. Each day adds to this list, and they come from every section of the Empire State.

For the benefit of "Herald" readers we give the names of recent purchasers of West McKinley tracts, some of whom will doubtless be recognized at once: Mr. John Hughes, tract 911; Mr. Frank J. Zint, tract 962; Mr. Albert C. Perry, tract 242; Mr. H. A. Maximer, a leading florist, tracts Nos. 741, 686; Mr. Chas. E. Russbach, tract 836; Mr. Samuel Kitchen, tract 867; Lieutenant John L. Falconer, tracts 710, 711, 712, 760, 791; Mr. James K. Mosher, tracts 965, 934.; Mr. W. H. Kenyon, tract 961; Mr. F. H. Eddy, tract 1000.

Mr. Clark A Leek, tracts 935, 966; Mr. J. W. Dickson, tract 999; Mr. M. Belinka, tracts 258, 240; Mr. Henry Loewer, president of a large shoe last manufacturing firm, tract 206; Mr. S. C. Armstrong, tract 1073; Mr. E. R. Boardman, tract 1072; Mr. Miles Durick, Mr. J. D. Penders, tracts 1033, 1034; Mr. Alfred Agard, tract 932; Mr. W. D. Henry, tract 479; Mr. Nelson Keach, a prominent attorney, tract 736.

Cleveland People at Greater McKinley.

Mr. J. W. Usher, building contractor, formerly of Cleveland, Ohio, and now a resident of McKinley, has completed the construction of two new homes in East McKinley; one for Mr. D. D. Hobbs and family, which is located on tract No. 85, East McKinley, and the other for Mr. J. T. Hobbs and family, located on tract No. 97, East McKinley.

Mr. and Mrs. J. T. Hobbs left Cleveland early in October in company with his brother, Mr. D. D. Hobbs, Mrs. D. D. Hobbs and son Edward. They will take up their residence on tracts No. 85 and No. 97 East McKinley. Homes have already been built for them by Mr. J. W. Usher, contractor, and they will be all ready for housekeeping as soon as their furniture, which was sent to McKinley via Mobile, Alabama, arrives. Mr. J. T. Hobbs has lived in McKinley for several months, in fact, he is one of the real pioneers who located in the north end of the East McKinley Colony. We wish both of these gentlemen and their families the best of luck.

Mrs. C. W. Morgan, wife of Clarence W. Morgan, of East McKinley, has been visiting in Cleveland for several weeks, having returned here on account of the illness and subsequent death of her mother, which occurred here in Cleveland. Mrs. Morgan leaves New York October 31, on her return to McKinley. "Bon voyage," Mrs. Morgan.

Mr. E. T. Burns, of Cleveland, left here recently, accompanied by his friend, Mr. J. Foss, to visit the Isle of Pines and start the work of development on his tract No. 675, West McKinley. Mr. Burns has been in the wire fence business for some time and it is reported that he has several good contracts in sight in the McKinley Colonies. We have a sample of Mr. Burns' fence here in the Cleveland office, and have shown it to many of our land owners, all of whom were favorably impressed. Good luck, Mr. Burns.

Mr. Rollin T. Hilliard, cashier of the Doan and Euclid branch of the Cleveland Trust Company, of this city, recently returned from a visit to McKinley, where he went to look over the tracts purchased by his sister, Miss Lucy Hilliard, and himself, No. 785 and No. 816 West McKinley. Mr. Hilliard expressed himself as well pleased with conditions as he found them at McKinley. He found the tracts purchased exactly as represented by us and was delighted with them, and hopes to make his home on his land in McKinley within the next year or two. In the meantime, he will have part of the acreage developed.

Mr. and Mrs. G. F. Hoisington, of Cleveland, have gone to the island to make their home on tract No. 667 West McKinley, purchased by them last spring. They were accompanied on the trip by Mr. and Mrs. Cole, friends of theirs, who also expect to establish a home in the beautiful Isle of Pines.

Mr. R. A. Pardee, owner of tract No. 761, West McKinley, left here for the island several weeks ago, and is, we understand, keeping bachelor apartments with Mr. W. E. Harris, of Centreberg, Ohio, on tract No. 794. Mr. Pardee is well satisfied with life in the Isle, and has undertaken the development of several tracts for his friends. In the meantime, he will also begin operations on his own tract, and expects to get some trees planted this season.

Mr. Waldo E. Harris, of Centreberg, O., has built a small house on his tract, No. 974, West McKinley, and is not only ready for business but is doing business at "the new stand." Mr. Harris has a busy season before him as he not only has the clearing and planting of tract No. 794 to attend to but also tracts Nos. 762 and 793, owned by C. S. Davidson, his uncle, and tract No. 792, the property of a cousin, Mr. F. W. Arnold, who is connected with the Cleveland office. Mr. Harris has lived on a farm nearly all of his life and has made a study of scientific farming. He is determined to make a success of his venture in the Isle of Pines, and says that if he is not successful it will be his own fault entirely, as he is convinced that the conditions in the Isle of Pines are not only ideal for citrus fruit raising, but favorable to the growing of tobacco and profitable crops of winter vegetables, which can be shipped to the large eastern markets of the United States in midwinter, when there is practically nothing of the kind for sale. With climate, close proximity to great markets and cheap freight rates all in his favor, Mr. Harris figures that it is entirely up to him to make good. That is the right spirit, Mr. Harris. You have our best wishes.

Mr. and Mrs. E. W. Refening, of this city, have left to take up their residence on tract No. 748 West McKinley, which Mr. Refening built during his stay at McKinley last winter. We trust that Mrs. Refening will be as enthusiastic over the possibilities and the great future of the Isle of Pines as her husband has been. He ought to know. He has spent months at McKinley and recently purchased another ten acre tract. Good luck to both of them.

Mrs. Luella C. Dauer, formerly of Cleveland, recently left this city on a trip to McKinley. Mrs. Dauer and her daughter, Miss Marie A. Dauer, a teacher in the Cleveland schools, are owners of tracts Nos. 841 and 873, West McKinley. Mrs. Dauer expects to begin work of development on these tracts in the near future and we are daily expecting advices stating the work has begun.

Mr. John Lowe, formerly marine engineer on one of our large lake steamers recently left for McKinley to look after the development of his tract No. 687, West McKinley. He was accompanied by a young friend, Mr. Craig.

Mr. Henry Lowe, of Willoughby, Ohio, left recently to spend the winter in the Isle of Pines, where he has friends and relatives. McKinleyites will probably see much of Mr. Lowe this winter.

Mr. M. Shaffler, who spent last winter in the colony and built a small house on his tract No. 695, West McKinley, has returned to McKinley after attending to some business matters here. Mr. Schaffler used to live in California, but he likes the Isle of Pines so much better that he has decided to make his permanent home at McKinley. Mr. Schaffler has done some work on the home which Mr. A. Bush, of Chicago, is building in the Island. He says it will cost nearly $50,000 when finished, and will be perhaps one of the most complete and convenient homes on the Island. Why will men of means insist on building such beautiful homes in the Isle of Pines as that being constructed by Mr. Bush. And there is also the palace or castle built by Mr. T. J. Keenan, of Pittsburg. Really one does not look for homes of this kind in a "new country." A Cleveland man visiting the island last winter asked Mrs. Keenan about it and she replied by asking, "Where is there a better place?"

Messrs. A. M. Shifley and J. P. Clark, of Bucyrus, Ohio, are now at McKinley looking after the developments of their tracts as well as those of several friends. These gentlemen have sent reassuring reports to their friends "back home," with the result that many Bucyrus people are beginning to investigate our proposition. Mr. Shifley took his auto, a "Royal Tourist," with him. It has seating capacity for five people. We hope Mr. Shifley will get his machine in shape to handle passengers once in a while. The way the rush of people has started to the island it would seem that we would hardly have carriages enough to handle them all. An auto would help out nicely. Our new government roads are ideal for autoing.

Mr. and Mrs. John Nuttall, formerly of Shelly, have taken up their residence on tract No. 744, West McKinley. They left Cleveland with little Miss Nuttall early in September. Mr. Nuttall was formerly paymaster of the Shelby Steel Tube works of the American Steel and Wire Co, and was connected with that company for many years until the plant was destroyed by fire this last Summer. We have received several nice letters from "Pioneer" Nuttall from the tone of which we must conclude he is well satisfied. In a recent letter he says: "If I had made fifty trips to the Island, I could not have secured a better tract than the one Mr. Parent selected for me." It is a significant fact that nearly all of those who are living at McKinley and who purchased their land through the Cleveland office are developing and building on the very tracts we selected for them when they had the privilege of exchanging if they were not entirely satisfied. Mr. Nuttall left the selection of acreage entirely to us and we did not fail him.

Mr. E. E. Wadsworth of this city recently went to McKinley to start the work of development on tracts 351 and 352 in the original McKinley Colony. Mr. Wadsworth will be a valuable addition to our Colonies.

Mr. F. H. Williams and son, C. H. Williams, of this city, are now in the Island and are probably busy at work clearing tracts Nos. 646, 672 and 620 West McKinley. The latter tract is owned by another son of Mr. Williams, who lives at Salem, Mass.

Mr. and Mrs. Joseph Brand of Cuyahoga Falls, Ohio, left some time ago on a trip to McKinley. They own tract No. 640.

Mrs. John G. Saxe, formerly of Cleveland, but for the past year a resident of McKinley, has lately returned to the Island after visiting "the folks at home" for several weeks.

Mrs. John Koenig of Cleveland recently went to McKinley accompanied by her four children. They are now living on their tracts, Nos. 655 and 656 West McKinley. Mrs. Koenig visited the Island last June to look over the tracts which they had purchased and to see how "bad" our rainy season was. That the conclusion arrived at must have been satisfactory is evidenced by the fact of her departure for McKinley soon after her return home. Mr. Koenig is an electrical expert and is, in fact, now superintending the electrical installation in our new county building. He also installed the electrical system in the new Hippodrome building here. He expects soon to go to McKinley and has ordered a frame for a boat to be built in the Island and which will be launched on the Nuevas River some time during December.

Mr. and Mrs. John Booth are among those who have recently gone to McKinley to make a new home for themselves. Mr. Booth visited the Island a year ago and was so pleased with the outlook that upon his return he immediately arranged to dispose of his property here so that he could give the development of his land his personal attention. Mr. and Mrs. Booth are living in a house recently built on their tracts, Nos. 99, 100, 105 East McKinley.

Mr. C. F. Davis, connected for years with the Upson Nut Co. of this city, visited the Island last month. Upon his return he expressed himself as well pleased with the future prospects of our Colony and hopes to soon be in position to make McKinley his permanent home. Mr. Davis owns tract No. 242 East McKinley.

Photographed under Supervision of Mr. H. S. Risley, Oct., 1908.

AMERICAN ROAD CONSTRUCTION IN THE ISLE OF PINES.—Clearing for the $73,000 McKinley Macadamized Government Highway. Looking toward the McKinley Town-Site from the Del Medio River.

Brooklyn People in The McKinley Colonies.

Among the very recent arrivals in West McKinley from Brooklyn, N. Y., are Mr. Henry Windeler, Mr. John J. Ferris, and Henry H. Langner.

Mr. Windeler in a thorough going business man, and was so favorably impressed with the great future for the McKinley Colonies that he retired permanently from his prosperous grocery business in Brooklyn and will make West McKinley his future home, where he owns four splendid ten-acre tracts of land, having purchased same from the Isle of Pines Company at their main office in New York, and will begin the cultivation of his land immediately.

Mr. Langner also purchased a West McKinley tract before sailing; likewise Mr. Ferris, who in conjunction with his brother George, purchased twenty acres. Mr. Langner is an experienced gardener.

The Ferris brothers were associated with the drawing and drafting department of the firm of Post & McCord, New York City, the largest Building Constructural Company in the States.

These gentlemen represent the best type of American aggressiveness and are heartily welcomed to this growing and enterprising section of the McKinley Colonies.

Brooklyn evidently means to take a prominent position among the citrus fruit growers of the island, as many others in that city have purchased West McKinley tracts, among whom are Mr. Henry Gruber, Sr. (retired), who will locate on tract 378; Mr. Henry Gruber, Jr., on tract No. 464; Mrs. Adelaide Gruber, tract No. 465; Mr. F. W. Gardiner, prominent in marine circles, bought tract No. 347; Mr. E. E. Wood, contractor and builder, tract No. 273; Mr. John Gove, associated with Mr. Wood, tract No. 256; and Messrs. A. C. and E. A. Kopf.

The Messrs. Kopf are well to do

young men and own eight ten-acre tracts in West McKinley. After purchasing four tracts at the Company's office, New York, they visited the island and were so well impressed with the possibilities for successful citrus growing and winter vegetables, that they immediately cabled the Company doubling their purchase, thus showing the snap and get-there characteristics of the successful business man. They have employed a competent superintendent, equipped him with a team of mules, all modern implements, and will immediately clear up their land and plant their holdings. These wide-awake, progressive young men will be found in the front ranks in every movement for the up-building of the McKinley Colonies. There is room for such.

Three cheers for the Brooklyn contingent!

New Haven Colony at McKinley.

The State of Connecticut will soon be represented at McKinley. The first one to arrive will be Mr. Clarence D. Gates. Mr. Gates purchased a tract of land some time ago, and is going down to make arrangements for planting it to orange trees, and at the same time to select a number of tracts for friends who have become interested in our beautiful island.

Others who will soon follow are Mr. William Ritchie, Mr. Walter Bayliss, Mr. Thomas Webster, Mr. Hugo Maashoff, and Mr. C. E. Clinton; Messrs. Gilmond & Johnson, Mrs. Rosalie A. Young, Mr. David R. Brown, a well-known architect, and Mr. Charles E. Call. Mr. Call purchased only after the most thorough investigation of ours and various other similar offers in other parts of Cuba and Florida, which shows that the more thorough one investigates the more likely he is to locate at McKinley, the busiest settlement on the Isle of Pines.

Other Connecticut people who have invested at McKinley and who will have their groves set out later are: Dr. Mathew H. Laity, Miss Elizabeth Bowden, Mr. William Bowden, Mr. William E. Dickerman, Mr. W. H. Forsyth, Mr. Charles H. Boyle, Miss Helen A. Sanford, Mr. Charles H. Ambler, Mr. Herbert J. A. Bodine, Mr. Hy. Gruber, Sr., Mr. and Mrs. Hy. Gruber, Jr. Mr. F. W. Gardiner, had planned to go to Honolulu, but changed his plans after investigating the Isle of Pines.

Mr. Henry Windeler, Mr. J. J. Ferris, Mr. H. H. Langner, all of Brooklyn, N. Y., are the first to break ground in the section set aside principally for the Connecticut people, and will give all new comers a rousing welcome.

New Jersey People at McKinley.

It will interest the New Jersey settlers on the island to learn that many others from that State have purchased land in West McKinley, some of whom are now making preparations for the clearing and cultivation of their tracts. Among them are Mr. F. B. Flinn, head chemist and assayist in the large smelting plant of Balbach Bros.; Mr. W. B. Weatherby, tract 554; Mr. M. E. Smith, with D. L. & W. R.R. Co., tracts 509, 510; Mr. J. A. Ashworth, Mr. Frank Gamar, connected with a well-known hat manufacturing company, purchased adjoining tracts 329 and 330; Mr. S. A. Frazier, a prominent stair builder, tracts 327, 328; and Mr. Wm. Lewis, associated with the Berkshire Life Insurance Company. Mr. Lewis has already started planting trees on his tract in East McKinley.

Peanuts Raised at McKinley.

Among the products of the Island on exhibition at the Buffalo office of the Tropical Development Company are some fine, large white-shelled peanuts which were kindly sent to us by Mr. Willis Z. Dunn, who raised them on his land, the southern half of Tract 153, Central McKinley. Mr. and Mrs. Dunn did not go from a peanut growing state, as their old home was Lorain, Ohio. But Mr. Dunn has proved that one more profitable crop can be grown at McKinley

Mr. Risley Arrives at McKinley.

At the hour of going to press, Mr. Risley had arrived at McKinley. On the way down he kept in touch with the New York office by wireless, messages being received from him via both Hatteras and Key West stations.

These announced that among the passengers on the steamer were twenty settlers for the McKinley Colonies, more people than were bound for any one point in Cuba except Havana.

Mr. Risley was met in Havana by Mr. Louis J. Ford, Manager of the Isle of Pines Co. at McKinley. Mr. Ford had made a selection of mules and horses, the purchase of which was concluded together with the necessary hardware for the new hotel, after which Mr. Risley left for the Isle of Pines, having spent only the few hours in Havana needed to transact the business mentioned.

Additional information just received states that the order for the lumber for the hotel has been placed by Mr. Risley with local mills in the Isle of Pines, the McKinley plant being unable to supply it quickly enough.

West McKinley Items.

Mr. John L. Haggerty, whose family arrived in August, has erected a house on Tract 936, and will proceed to prepare his ground for planting.

Mr. William Poppleton, who is one of the recent arrivals here, has already built a comfortable home on Tract 815, and is now clearing his land.

Mr. John Govenlock has a snug little cottage on Tract 784, and together with Mr. H. D. McVean keeps bachelor's hall. Mr. McVean loudly proclaims that he is the best cook in the West Indies, bar none, but does not dare say so within the hearing of Mr. Govenlock.

Mr. John J. Hoffman has a fine new home on Tract 809, and will proceed to prepare Tracts 809 and 810 for planting.

Mr. Herman Terstage has built a neat and pretty bungalow on his Tract 817. The work was done entirely by Mr. Terstage even to the cement floor, and will no doubt be a pleasant surprise to Mrs. Terstage, who is expected to arrive soon.

Mr. E. W. Refenning has his Tracts 748 and 749 completely cleared and house erected, and will soon proceed to the planting of his grove.

Mr. M. Schaffler has been delayed somewhat in his clearing and planting by the building of a new house. Now that the house is finished and ready for occupancy he will have more time to spend improving his land.

Mr. and Mrs. John Nuttall, formerly of Shelby, Ohio, are among the new arrivals here. Mr. Nuttall had arranged for the building of a house on his Tract and is now nicely fixed in a comfortable and pretty home, and will start improvements on his Tract 744, without delay.

Mr. John Wriker of Toledo, Ohio, is now nicely located on his Tract 639. Mr. Wriker says he would not trade his tract for a large slice of Toledo real estate, and divides his time between his own work and helping new settlers build and clear.

Mrs. Koenig and family are "camping out" on their Tract 630. Mr. Koenig will arrive at an early date, and select the site for their new house.

Mr. Francis L. Lowe, formerly of Cleveland, Ohio, is now building on his Tract 687, and will hurry the construction of his home, as he is anxious to prepare his land for cultivation.

Mr. R. A. Pardee of Andover, O., arrived Oct. 1st. and moved at once to his Tract 768, where he is losing no time in getting things in shape for fall planting.

Mr. Waldo E. Harris arrived Oct. 1st from Cleveland, Ohio, and is now living with Mr. Brinkerhoff to be near his land.

McKinley Fruit Growers' Association.

The annual election of officers of the McKinley Fruit Growers Association was held Thursday, Oct. 1, '08, with about 50 members present.

The officers for the following year are:

F. C. Payne—Pres.
Chas. F. Young—Vice-Pres.
W. H. Brown—Sec'y.
Dr. J. M. Harris—Treas.
Grant H. Thompson—Director.
H. V. Coan—Director.
W. J. Cleland—Director.

Mr. Fred Mason of "La Cieba" gave a very interesting and instructive talk on citrus fruit culture. Mr. Mason is Vice-Pres. of the Cuban Horticultural Society for the Isle of Pines, and gave an outline of the work being done by that society.

Many members of the McKinley Ass'n have applied for membership in the Horticultural Society, and will receive great benefit from the literature being sent out by them.

Installation of officers was held at the Grove House one week later, at which time an entertainment was given consisting of:

Piano Solo, Miss Evelyn Young.
Vocal Solo, Louis J. Ford.
Legerdemain, E. E. Wadsworth.
Duett, Miss Young and Mr. Ford.
Recitation, Mrs. F. C. Payne.
Burlesque Quartette, Messrs. Waha, Young, Coan, Ford.

The Grove House was gaily decorated with palms and tropical flowers and lighted with many lanterns. There were fully 200 people present and it was one of the largest gatherings and most enjoyable occasions ever held at McKinley.

Ice cream and cake were served by the ladies on the broad veranda, and dancing by the young people concluded the evening.

About $35.00 was realized from the sale of ice cream to be added to the town hall fund.

Letter From Mr. George Cramer, Formerly of Yonkers, N. Y.

Mr. Edward Russbach of Yonkers, N. Y., has received an interesting letter from Mr. George Cramer, formerly of Yonkers, who arrived at West McKinley, Isle of Pines, early in October accompanied by his wife and father-in-law, Mr. John J. Piersaull. Mr. Cramer, Mr. Piersaull and family are comfortably located on Tracts 1003, 1004, 1037 and 1038, which they purchased through Mr. J. F. Sheehan, representative of the Isle of Pines Co.

Mr. Cramer says in the course of his letter, which was written Oct. 15th:

"We finally arrived on the Isle of Pines and stayed at the Grove House for five days. We have now hired a house which we are living in at present. We have ordered the lumber for our own house, and it will comprise two stories. This will be the first thing on the program; then, the clearing of our tracts.

"I have eaten oranges and grape fruit grown here and they are O. K., and I believe there is a great future for the Island. The climate is fine and a fine class of people are settling here. If a person sticks to it, a barrel of money can be made. I think I shall raise pineapples. The slips cost two cents each and one year brings fruit. Pineapples yield fifty to ninety cents to a plant. That is good enough for me.

"My boy, this is fine living for fair. Mrs. C. is washing this A. M. down by the brook under a palm tree. We are having a fine time and I enjoy it. I was over to Neuva Gerona Monday and saw fish four feet long. Mr. Ford and I are going fishing next week. We have purchased one mule, wagon and harness.

"Write me now and then and tell me how the folks are at home."

Mr. H. C. Berry of Boston.

H. C. Berry, Grocer, formerly of 734 Washington St., Dorchester, Mass. writes as follows:

McKinley, Isle of Pines,
Cuba, W. I., Oct. 23, '08.

Mr. P. J. Evans, 6 Beacon St.,
Boston Mass.

Dear Sir:—

Your letter arrived this morning. So did Mr. Howard Risley. I am **very much** pleased with conditions here. Before coming here I was naturally skeptical, because in the absence of personal knowledge on my part, literature and conversation can paint a beautiful mind picture on the part of a selling agent. I am pleased to say, however, that in my opinion you underestimated rather than overestimated, the conditions and possibilities for the future of McKinley.

I have purchased a 15 acre tract, and have men at work on it now clearing it up, and will commence to build my house next week. I am very much pleased with the growth of citrus fruit on the different groves visited. They certainly do respond and show a vigorous growth to thorough cultivation.

I find the management here very willing to exchange a tract if it doesn't suit the purchaser, for anything that is open, but it is all good that is under allotment, except that some will cost a little more to clear than others.

Ten acres of this land well cultivated, from what I have seen, will make any family comfortable for one or two generations. Among the numbers of people with whom I have become acquainted they all seem to be satisfied, and I have yet to find one who wishes to return to the U. S., except for an occasional visit. The climate is simply "out of sight" (to use a slang expression). I was surprised to see the reading of the thermometer for the past summer, taken by Mr. Ford, and it certainly was far more comfortable than in Boston. There is always a good breeze here, and no humidity.

Thanking you for your past kindnesses, and with best wishes, I am

Yours respectfully,
(Signed) H. C. BERRY.

Delightful McKinley Home.

The many friends of Capt. and Mrs. R. C. McLane, formerly of Cleveland, Ohio, will be pleased to learn that they are comfortably established in their pretty home, "Villa Constantine," on Tract 195, East McKinley.

Insomuch as there are only two in their family, and as their bungalow contains more room than they need, they have kindly consented to assist the company in taking care of the numerous winter visitors who have written to reserve accommodations by throwing open their charming home to a few guests who may desire the quiet and refinement of congenial surroundings. The rate of board will be $1.50 a day.

Capt. McLane has recently purchased a good team, and visitors who desire to make little trips to neighboring points of interest, such as Rosario Springs, the Caves of Columpo, Masons' Groves, and the celebrated Crystal Mountain, can do so under Capt. McLane's skilful and intelligent guidance. The rates charged are the same as those asked for team hire throughout the island, namely, $4.00 a day for a single team, or $6.00 a day for a double team and driver.

Mr. C. F. Davis, of Cleveland, owner of Tract 242, East McKinley, who recently spent some time with Capt. and Mrs. McLane, enjoyed his sojourn greatly. Among recent visitors whom they have entertained are a party of newspaper men who made a tour of inspection of the island, including the McKinley Colony.

Your Last Chance to Buy
WEST McKINLEY LAND at $40 PER ACRE

Adjoining the famous McKinley Colonies, sold to and being settled by 1,200 Americans. High, dry, fertile soil, perfect titles, easy payments, ten per cent off for cash. Enormous increase in values certain to enrich early investors.

The Price will Positively Advance January 9, 1909

Pick out your location on the map today. You can change later if you wish to. Only a few days left in which to buy at this opening price.

$1,000-an-acre crops will cause an enormous increase in the value of our $40-an-acre land. You can save money by purchasing now.

This supplement of the McKINLEY HERALD is THE LAST that will be issued before the price of WEST McKINLEY land advances.

The sale of this magnificent tract began as soon as the first announcement was made a few weeks ago. Hundreds of acres are already allotted, as only a FEW DAYS REMAIN IN WHICH TO PURCHASE WEST McKINLEY LAND at the present PRICE of $40 per acre, it is evident that those who DELAY will have to PAY MORE than those who BUY NOW.

The New Large Map.

We have printed a large map of the THREE McKINLEY COLONIES, which we will mail FREE to any address, on request. This map is of great value and importance and should be carefully studied by every prospective buyer.

All ten-acre tracts are numbered and laid out on forty-foot roads. The double lines represent roads—the single lines are boundary lines.

The names of nearly 1,200 property-owners will be found printed in red on their tracts. There is no other Colony in Cuba which can make such a showing as this.

The land at the forks of the Nuevas River has been reserved and will be surveyed in lots for a port this winter. PORT McKINLEY will be located between the two rivers at the point where they meet with EAST PORT on the right and WEST PORT on the left. The river at this point is about three hundred feet wide and thirty feet deep.

The land within the heavy red lines on the map is reserved, not because it is any better than the adjacent land, but because we expect to sell it later at a much higher price AFTER the surrounding land is sold out.

We are making a SPECIAL PRICE of $40 per acre to those who BUY NOW. Later, we expect to sell our unsold land at twice the sum. As stated, the QUALITY of the land is the same. It is simply a question of our getting a higher price after development is further advanced. AND YOU GET THE BENEFIT OF THE PRESENT PRICE.

There are no taxes on unimproved land in the Isle of Pines, the revenues being derived by a tariff on imports. None of our settlers have ever had to pay any land taxes.

The land bordering the sea-coast is better adapted for cocoanuts and bananas, being too moist for oranges, grapefruit, pineapples or vegetables, which do well on the higher, slightly rolling tracts further inland.

The Nuevas and Callejon Rivers are small but pretty streams of clear running water which is perfectly pure and drinkable. Their banks are usually firm and high—NOT low, marshy or swampy. Their bottoms are of sand and gravel. They are fordable almost anywhere south of the town-site. Mr. McGillis, one of our colonists, is said to have rowed a rowboat from the orange groves to the town-site, and it is believed the Nuevas River would be navigable for a launch over this course. The banks of these streams are bordered with many varieties of palms, and the tropical growth is very luxuriant and beautiful.

Those who purchase NOW will be given FIRST CHOICE and will naturally get the BEST LOCATIONS close to the FUTURE PORT, the RESERVED LAND, the SPRINGS or the BIG 500-ACRE GROVES.

Description of West McKinley.

This great tract of 20,000 acres, lying west of the Nuevas River, which separates it from the original McKinley Colony, is one of the finest bodies of land in the Isle of Pines.

In general appearance, it is a vast natural park, wooded with an open growth of pine and palm, precisely similar to the original colony lands before our work of development was undertaken there.

Its soil also is identical with that of McKinley—a loose, sandy loam, which experience has proven to be admirably adapted to orange growing or general farming.

Surveyed in ten-acre tracts, fronting on forty-foot roadways, and incorporated as a part of the original McKinley Colony, its allotment is certain to be rapid, and its speedy development is assured, for the same energy and effort that have contributed to the upbuilding of McKinley and East McKinley will be employed here.

Already, hundreds of acres have been sold and a number of new settlers will locate on their tracts this winter.

Present Price Only $40 Per Acre on Easy Payments.

THE PRICE OF THIS LAND TO-DAY IS $40 PER ACRE.

YOU CANNOT DUPLICATE THIS OFFER ANYWHERE IN THE WHOLE REPUBLIC OF CUBA.

REMEMBER THE LOCATION OF THIS LAND. IT IS RIGHT BESIDE THE ORIGINAL McKINLEY COLONY, WITH ITS GENERAL STORE, SAW-MILL, HOTEL, BLACKSMITH SHOP, ORANGE GROVES, AND SCORES OF AMERICAN SETTLERS READY TO BID YOU WELCOME.

The Nuevas River is fordable at all crossings, but at these points bridges will be built, and every tract in West McKinley will be accessible by a 40-foot road.

This land is similar to the land in the original McKinley Colony, and to the land on which Mason Brothers grew their famous Isle of Pines Early Grapefruit, which has paid at the rate of $1,000 per acre profits. It is sold under our absolute guarantee that every acre is high, dry, and tillable, with the right of exchange for any other unsold acreage of equal price and size within one year from the time deeds are issued.

The cost of making, recording and delivering deeds amounts to about $15 for a ten-acre tract and will be collected from the purchaser at the time the deeds are to be made out.

We refer to 1,200 satisfied investors to prove our honesty and fair dealing.

How Land Can Be Purchased.

As stated above, the present price of WEST McKINLEY land is only $40 PER ACRE.

This offer is made only to ACTUAL BONDHOLDERS of the Tropical Development Company, and if you are not already a BONDHOLDER, it will be necessary for you to purchase AT LEAST ONE PROFIT-SHARING GOLD BOND for each 10 ACRES OF WEST McKINLEY land you wish to buy. If you buy TWO BONDS, you have the right to purchase 20 ACRES; THREE BONDS, 30 ACRES; FOUR BONDS, 40 ACRES, and so on. No less than 5 ACRES and ONE BOND will be sold.

The par or face value of our PROFIT-SHARING GOLD BONDS is $100 each, and they carry with them a bonus of TWO HOUSE LOTS, 50x150 FEET EACH, or ONE BUSINESS LOT, 50x150 FEET, ABSOLUTELY FREE, in McKINLEY.

The present cash subscription price is $81.00 PER BOND, which includes the FREE TOWN LOTS.

THEREFORE, ONE BOND and 10 ACRES OF LAND IN WEST McKINLEY WILL COST $481.00 if payments are made on the liberal installment plan we have devised, or a discount of 10 PER CENT on the price of the land is allowed where full cash is paid at time of purchase.

PAYMENTS may be made as follows: $120.25 DOWN and equal sums every three months thereafter, or 10 PER CENT OFF THE PRICE OF THE LAND IF YOU PAY CASH AT TIME OF PURCHASE.

A Few Days Left to Buy at This Price.

REMEMBER, we shall positively advance the price of our land January 9th, 1909, WITHOUT FAIL, so you must act PROMPTLY or pay more if you delay. You will never have such a chance again. FORTUNES AWAIT EARLY INVESTORS.

To-day is the Day.

to accept this offer. Send in your subscription for as many BONDS and ACRES as you can buy, BEFORE THE PRICE ADVANCES.

APPLICATIONS will be filled in the order received—FIRST COME FIRST SERVED, and EARLY BUYERS will get the CHOICEST LOCATIONS. ALL money received after the price advances will be returned to the senders.

We reserve the right to refuse any undesirable purchasers, and to ADVANCE THE PRICE OF THE LAND WITHOUT FURTHER NOTICE.

Isle of Pines Company.

Owners of the West McKinley Colony Lands, and the largest Landowners in the Isle of Pines.

Make all checks payable and address all correspondence to:

ISLE OF PINES CO.

RISLEY BROS.,

General Agents.

Home Office, 225 Fifth Avenue, New York, N. Y.

OFFICES.

Boston, Mass., P. J. Evans, 6 Beacon Street.

Buffalo, N. Y., 304 Brisbane Bldg., 403 Main Street.

Cleveland, O., W. A. Parent, 309 Park Bldg., 30 Public Square.

Detroit, Mich., F. A. Parent, 303 Chamber of Commerce.

New Haven, Conn., H. B. Kopf, Malley Bldg.

New York, N. Y., J. D. Potts, 225 Fifth Avenue.

Philadelphia, Pa., J. L. Barber, 807 Weightman Bldg.

Toledo, O., B. B. Hiatt, 424 Ohio Bldg.